

Section 24

R-4 RESIDENTIAL HIGH DENSITY DISTRICT

Sections:

24.010	Intent.
24.020	Permitted uses.
24.030	Lot area and width.
24.040	Lot coverage and floor area.
24.050	Yards. .
24.060	Building height.

24.010 Intent.

The intent of the R-4 residential high-density district is to provide for high density residential development with associated service functions. This will provide for a variety of compatible housing types to serve the varying needs of the community's residents.

24.020 Permitted uses.

A. Principal uses permitted in the R-4 district are the principal uses permitted in the R-3 district, plus bed and breakfast homes, lodging houses, apartment buildings and townhouse structures exceeding four units per structure as principal uses.

B. Conditional uses permitted in the R-4 district are those conditional use permitted in the R-3 district, plus offices (as defined herein), and medical offices, clinics and centers.

24.030 Lot area and width.

A. Lot area for two-family to four- family dwellings shall not be less than five thousand (5,000) square feet, plus one thousand six hundred (1,600) square feet for each additional unit over one, with a minimum lot width of fifty feet (50').

B. Lot area for apartment buildings up to two stories shall not be less than five thousand (5,000) square feet, plus eight hundred (800) square feet for each additional dwelling unit over one. Minimum lot width shall be fifty feet (50').

C. Lot area for apartment buildings of three or more stories shall not be less than five thousand (5,000) square feet, plus six hundred (600) square feet for each additional dwelling unit over one. Minimum lot width shall be fifty feet (50').

24.040 Lot coverage and floor area.

In the R-4 district, not more than forty percent (40%) of the lot shall be occupied by the principal and accessory buildings. The average floor area of all dwelling units in a structure shall have minimum of six hundred (600) square feet.

24.050 Yards.

Every lot in the R-4 district shall have the following minimum yards:

Front yard	25 feet
Rear yard	20 feet
Side yards	8 feet each side.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

24.060 Building height.

Maximum building height in the R-4 district shall be thirty-eight feet (38') for buildings with roof pitches of 3:12 or greater and thirty-two feet (32') for buildings with flat roofs or with roof pitches of less than 3:12.